



**NOTICE OF A WORK SESSION OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD
January 10, 2018 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a work session on Wednesday, January 10, 2018, starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting in the Vineyard City Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

Agenda

1. CONSENT AGENDA:

- a) Approval of the December 13, 2017 RDA Meeting Minutes

2. Work session:

2.1 Geneva Nitrogen Application

Geneva Nitrogen is requesting cleanup of soil and groundwater contamination, heavy industrial equipment, asbestos, and railroad tracks. Geneva Nitrogen would prefer up front assistance to complete this project but would be willing to defer some portion to be received on the back end of the project as property tax increment.

3. ADJOURNMENT

RDA meetings are scheduled as needed.

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours before the meeting by calling (801) 226-1929.

I the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted at the Vineyard City Hall, the Vineyard city offices, the Vineyard city website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: January 9, 2018

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER



Vineyard RDA Development Incentive Application

Use this application to request assistance with backbone infrastructure improvements, environmental remediation, and other necessary projects associated with the Geneva URA project area. ***Applicants are strongly encouraged to attach documentation which supports their proposal.***

1. Applicant Organization: Geneva Nitrogen LLC
Address: 1165 North 1600 West
City/State/Zip: Vineyard, UT 84057
Contact Person: Steve Thompson
Phone/Fax/Email: 801-227-7306 SThompson@gninc.net
Is the Applicant the Property Owner? ☒ Yes ☐ No

2. Describe the type of project being proposed:
☐ Infrastructure ☒ Environmental Remediation
☐ Other _____

Provide a summary description of the proposed project here and attach a detailed scope of the proposed work.
Clean up soil and groundwater contamination, heavy industrial equipment, asbestos, and railroad tracks. Geneva Nitrogen would prefer up front assistance to complete this project but would be willing to defer some portion to be received on the back end of the project as property tax increment.

3. Contribution of the Applicant:
- | | |
|--|--------------|
| Total Estimated Cost of the project (<u>must</u> attach documentation): | \$ 6.05M |
| Contribution /Investment of the Applicant | \$ 1,072K |
| Other sources of funding (specify and attach supporting documentation): | \$ --- |
| Assistance requested from the RDA: | \$ 4,978,493 |
| Total Funding | \$ 4,978,493 |

4. Describe the ability of the site to be developed without assistance.

Without assistance, the ground will stay heavy industrial, which would limit the development potential for the area.

5. Describe the reasonable justification for the need of public investment in this project.

See #4 above. Rezoning from heavy industrial to a commercial use would improve the value for the city.

6. Describe the land area which will be benefitted from the proposed project and the impact to future development.
If the RDA will help with the clean-up efforts, Vineyard could abandon the rail spur and get a better use for a key property in its boundaries.

7. Describe the impact this project will have on new jobs, or the quality of existing jobs (number and average salary).

In its current state, Geneva Nitrogen doesn't employ very many people. If redeveloped, the site could provide many more retail or office jobs on site and to the surrounding property owners.

8. Attach a chart which describes the proposed timeline of the project, including expected dates for start and completion.

See attached timeline.

9. Will the RDA own any of the infrastructure related to this project? If so, describe/elaborate.

The city would own 1200 North if it went through the property.

10. How much taxable value will your project add to the tax rolls? (Indicate whether your estimate is above the existing taxable value or total including the existing value. Also, provide supporting detail for how the estimate was derived.)

The baseline value for the property is \$1.3 million. Commercial brokers have indicated that commercial values range from \$10-14/sq ft, which at the low end would increase the value to \$11.9 million - nearly an increase of 10 times.

The RDA may require additional information related to this application before a decision is made.

Signature of Applicant  Date Jan 8, 2018

Printed Name Steven R Thompson Title President

Attachment to Geneva Nitrogen LLC RDA Incentive Application

Estimated Costs:

Project	Estimate	Range	Source
Soil and Groundwater cleanup	\$3.4M	\$3.1M - 10.2M	AECOM
Demolition to grade	\$2M	\$1.5M - 4M	GN Engineering estimate
Asbestos, insulation removal	\$500k	\$500k - 750K	Eagle Environmental
RR Track Removal on-site*	\$150k	\$150k - 200k	GN Engineering estimate
Total: \$6.05M		\$6.05M - 15.15M	

GN Contributions to Date:

Project	Actual
Soil and Groundwater cleanup	\$ 620,859
Demolition to grade	\$ 111,746
Asbestos, insulation removal	\$ 338,902
Total: \$	1,071,507

*Note: Only to be included if not fully paid by Vineyard

Geneva Nitrogen Demolition and Clean-up Timeline

Project	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19
Asbestos, Insulation Removal																	
Demolition to grade																	
Soil and groundwater cleanup*																	
Railroad track removal																	

*Note: This timeline represents time for active remediation and testing to complete Voluntary Cleanup Program with the State of Utah and issuance of certificate of completion. Long term monitoring of groundwater may continue past this date.

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